



**Address:** [4034 COTTAGE PARK CT](#)  
**City:** ARLINGTON  
**Georeference:** 8411-1-9A  
**Subdivision:** COTTAGES ON THE PARK ADDITION  
**Neighborhood Code:** A1A020V

**Latitude:** 32.7107239664  
**Longitude:** -97.1705546317  
**TAD Map:** 2096-376  
**MAPSCO:** TAR-081X



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** COTTAGES ON THE PARK  
ADDITION Block 1 Lot 9A

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$269,554

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07604378

**Site Name:** COTTAGES ON THE PARK ADDITION-1-9A

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,380

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,005

**Land Acres<sup>\*</sup>:** 0.0690

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

MCWILLIAMS VICTORIA

**Primary Owner Address:**

4034 COTTAGE PARK CT  
ARLINGTON, TX 76013-8087

**Deed Date:** 6/13/2007

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D207236074](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LA SALLE BANK NATIONAL ASSOC	10/3/2006	<a href="#">D206316330</a>	0000000	0000000
BAKER MELVIN	11/25/2003	<a href="#">D203451410</a>	0000000	0000000
TRYGIER CYNTHIA;TRYGIER TODD	1/18/2002	00154140000004	0015414	0000004
GIOVANNI HOMES CORP	1/1/2000	00000000000000	0000000	0000000

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$219,554	\$50,000	\$269,554	\$228,000
2024	\$219,554	\$50,000	\$269,554	\$207,273
2023	\$249,266	\$15,000	\$264,266	\$188,430
2022	\$201,117	\$15,000	\$216,117	\$171,300
2021	\$181,420	\$15,000	\$196,420	\$155,727
2020	\$153,222	\$15,000	\$168,222	\$141,570

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.